

ATTACHMENT A
BUNKERVILLE TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 7:00 P.M., JANUARY 14, 2016

01/20/16 BCC

1. **ZC-0822-15 – LEGEND LAND AND LIVESTOCK, LLC:**
ZONE CHANGE to reclassify 13.4 acres from R-T (Manufactured Home Residential) Zone to R-E (Rural Estates Residential) Zone for an existing agricultural - livestock use. Generally located on the south side of Riverside Road and the west side of Hopeless Way (alignment) within Bunkerville (description on file). MK/dg/ml (For possible action)

02/02/16 PC

2. **UC-0864-15 – COAL CREEK COMPANY LP:**
USE PERMIT to allow an existing accessory structure (metal garage) prior to a principal structure (dwelling) in conjunction with a parcel map on 7.8 acres in an R-A (Residential Agricultural) Zone. Generally located on the north side of US Highway 91 (Riverside Road) and west side of Sarah Shannon Drive within Bunkerville. MK/mk/ml (For possible action)

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **ZC-00000822-15**

PC/BCC MEETING DATE: **2016-01-20**

PROJECT DESCRIPTION:

Property Owner: LEGEND LAND & LIVESTOCK L L C

Description: ZC RE ZONE/AGRICULTURE USE

TO: BUNKR TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☒ Zone Change

☒ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-01-20

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

01/20/16 BCC AGENDA SHEET

AGRICULTURE - LIVESTOCK
(TITLE 30)

RIVERSIDE RD/HOPELESS WY
(BUNKERVILLE)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-0822-15 – LEGEND LAND AND LIVESTOCK, LLC:

ZONE CHANGE to reclassify 13.4 acres from R-T (Manufactured Home Residential) Zone to R-E (Rural Estates Residential) Zone for an existing agricultural - livestock use.

Generally located on the south side of Riverside Road and the west side of Hopeless Way (alignment) within Bunkerville (description on file). MK/dg/ml (For possible action)

RELATED INFORMATION:

APN:

002-25-701-004 ptn

LAND USE PLAN:

NORTHEAST COUNTY (BUNKERVILLE) – RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.4 (zone change)/80 (overall agricultural use)
- Project Type: Existing agriculture – livestock (large)

Site Plan

The original plans showed an 80 acre property being used for agriculture – livestock (horses and cattle) purposes. The original use permit was required since a portion of the property was zoned R-T where a use permit is required in Community District 5 to allow livestock not in conjunction with a residential principal use. An existing 5 foot high metal fence encloses the entire property. This request is intended to reclassify 13.4 acres of the northern 40 acre parcel from R-T to R-E zoning. The zone change will facilitate the existing agricultural use to continue and provide for a seamless zoning district on the parcel. No new development or site improvements are planned at this time.

Applicant's Justification

The applicant indicates that when the property was purchased the parcel had split zoning with a portion zoned R-T and the remaining portion zoned R-E. In December 2013, a special use permit was approved for the entire site (80 acres) for an agricultural use – large livestock. The intent of this request is to reclassify the 13.4 acres currently zoned R-T to R-E zoning. No new development is planned at this time. The property will remain in its current state and the agricultural use will continue on the entire property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0691-13 (ET-0123-14)	First extension of time to commence and review agriculture – livestock (large) use not in conjunction with a residential principal use	Approved by PC	December 2014
UC-0691-13	Allowed agriculture – livestock (large) use not in conjunction with a residential principal use	Approved by PC	December 2013
TM-0684-05	145 lot single family residential subdivision expired	Approved by BCC	January 2006
ZC-0794-05 (WC-0293-05)	Waiver of conditions of a zone change requiring various right-of-way dedications	Approved by BCC	January 2006
ZC-0794-05	Reclassified a 66.3 acre portion of the site from R-U to R-E zoning and included a design review for a single family residential development on the entire site, and a waiver of development standards to reduce lot sizes and exceed the maximum site disturbance for natural areas within a Hillside & Foothill Transition Boundary	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 4 du/ac), Commercial General, & Rural Neighborhood (up to 2 du/ac)	R-T & C-2	Single family residences & undeveloped
South	Rural Neighborhood (up to 2 du/ac)	R-E	Agricultural use
East	Rural Neighborhood (up to 2 du/ac)	R-U	Undeveloped
West	Residential Suburban (up to 4 du/ac) & Rural Neighborhood (up to 2 du/ac)	R-T & R-U	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

The requested zone boundary amendment conforms to the land use plan for the area. No new development is planned for this property and the existing agricultural use will continue on the site. The property will remain in its natural state and the existing natural drainage channels will not be disturbed. Staff finds this request complies with the following land use plan policies within the Northeast Clark County Land Use Plan: 1) Policy 3.2 which encourages, in part, preserving existing large lot neighborhoods by encouraging vacant lots to develop at similar densities; and 2) Policy 3.6 which encourages, in part, retention of natural drainage systems and desert washes to prevent flood hazards and to preserve the desert rural atmosphere.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that an additional land use application is required for the Hillside and Foothills Transition area at the time of future development.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study will be require with any future development;
- Full off-site improvements will be require with any future development;
- Right-of-way dedication of 30 feet along the west property line.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Blaine Rees

CONTACT: Ralph Darley, 300 West 2025 South #3, St. George, UT 84770

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **UC-00000864-15**

PC/BCC MEETING DATE: **2016-02-02**

PROJECT DESCRIPTION:

Property Owner: COAL CREEK COMPANY L P

Description: UC ACCESSORY STRUCTURE

TO: BUNKR TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

- ☐ Zone Change
☐ Conforming
☐ Non-Conforming

☒ Use Permit

☐ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-02-02

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

ACCESSORY STRUCTURE
(TITLE 30)

US HWY 91/SARAH SHANNON DR
(BUNKERVILLE)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0864-15 – COAL CREEK COMPANY LP:

USE PERMIT to allow an existing accessory structure (metal garage) prior to a principal structure (dwelling) in conjunction with a parcel map on 7.8 acres in an R-A (Residential Agricultural) Zone.

Generally located on the north side of US Highway 91 (Riverside Road) and west side of Sarah Shannon Drive within Bunkerville. MK/mk/ml (For possible action)

RELATED INFORMATION:

APN:

002-35-501-006

USE PERMIT:

Allow an accessory structure (metal garage) prior to a principal structure where not permitted.

LAND USE PLAN:

NORTHEAST COUNTY (BUNKERVILLE) – RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 480 West Riverside Road
- Site Acreage: 7.8
- Project Type: Accessory structure prior to principal structure (dwelling)
- Number of Stories: 1
- Building Height: 20 feet
- Square Feet: 1,600

Request

This is a request to allow an existing accessory structure located on the southeastern portion of Parcel 4 to remain on-site without a principal dwelling in conjunction with a parcel map (MSM-0007-15). The parcel map to subdivide the subject property into 4 lots is in process with Public Works Development Review (Mapping Team).

Site Plan

The plan depicts an existing accessory structure located in the southwest portion of the overall site. The accessory structure is located approximately 150 feet north of US Highway 91

(Riverside Road) and approximately 140 feet east of the west property line. When the site is subdivided, the accessory structure will be set back approximately 20 feet from the future property line to the east.

Elevations

The plans show an existing 20 foot high metal garage (vertical metal siding) with a roll-up door and 1 regular door. The garage was constructed in the late 1980s and consists of a power, water and air conditioning unit.

Floor Plans

The 1,600 square foot garage consists of a bathroom and an open area for storage.

Applicant's Justification

The applicant states that this request is to allow the existing accessory structure (metal garage) to remain on 1 of the subdivided parcels. The building has power and water.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0545-15	Waived full off-site improvements (curb, gutter, sidewalk, streetlights and paving), and the drainage study	Approved by BCC	October 2015
MSM-0007-15	Minor subdivision map to subdivide the property into 4 lots is in process	N/A	N/A
NZC-0142-05	Non-conforming zone change to reclassify the subject property with other adjacent parcels to R-1 zoning	Withdrawn by the applicant	December 2005
ZC-1276-99	A County sponsored zone change that reclassified the subject property to R-A	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	L.J. Bowler Sr. Elementary School
South	Residential Suburban (up to 8 du/ac) Industrial	R-U & M-1	Wireless communication tower & undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-1 & R-E (ZC-0054-15)	Undeveloped parcels
West	Residential Agriculture (up to 1 du/ac)	R-A	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrates the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the applicant is in process of subdividing the 7.8 acre parcel into 4 lots (MSM-0007-15) for a future single family residential development. The accessory structure meets all development standards and is located 200 feet north of Riverside Drive. Staff finds that this is a rural area in Community District 5 (CD-5) and the accessory structure is consistent with rural characteristics. Additionally, this request is to allow the parcel map to move forward and complete the subdivision process; therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Joe Bowler

CONTACT: Brimont Construction, PO Box 1142, Overton, NV 89040